

Grantee: State of Utah

Grant: B-08-DN-49-0001

July 1, 2010 thru September 30, 2010 Performance Report

Grant Number:

B-08-DN-49-0001

Obligation Date:**Grantee Name:**

State of Utah

Award Date:**Grant Amount:**

\$19,600,000.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Submitted - Await for Review

QPR Contact:

No QPR Contact Found

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:****Distribution and and Uses of Funds:****Definitions and Descriptions:****Low Income Targeting:****Acquisition and Relocation:****Public Comment:****Overall****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$19,600,000.00

Total CDBG Program Funds Budgeted

N/A

\$19,600,000.00

Program Funds Drawdown

\$33,259.67

\$18,865,472.01

Obligated CDBG DR Funds

\$1.02

\$19,600,000.00

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$2,940,000.00	\$0.00
Limit on Admin/Planning	\$1,960,000.00	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$4,900,000.00	\$6,167,598.09

Overall Progress Narrative:

The State of Utah has obligated 100% of their funds. There is approximately \$1.5 million left to expend and that is targeted for a redevelopment project that should be completed by the end of the year.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
BCKT, Bucket Project	\$0.00	\$0.00	\$0.00
G-1, Acquisition & Rehab	\$0.00	\$0.00	\$0.00
G-2, Land Banks/Trusts	\$0.00	\$6,433,411.77	\$6,433,411.77
G-3, Redevelopment	\$0.00	\$1,167,598.09	\$1,002,227.26
G-5, UCAH Admin	\$0.00	\$104,121.46	\$104,121.26
UT-G-Adm, State NSP Admin	\$33,259.67	\$392,000.00	\$180,552.04
UT-G1, Acquisition & Rehabilitate	\$0.00	\$11,502,868.68	\$11,145,159.68

Activities

Grantee Activity Number: UT-G-Adm

Activity Title: NSP-Administration

Activity Category:

Administration

Project Number:

UT-G-Adm

Projected Start Date:

10/01/2008

Activity Status:

Under Way

Project Title:

State NSP Admin

Projected End Date:

09/30/2013

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

The State of Utah, Department of Community & Culture,

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$392,000.00
Total CDBG Program Funds Budgeted	N/A	\$392,000.00
Program Funds Drawdown	\$33,259.67	\$180,552.04
Obligated CDBG DR Funds	\$0.00	\$392,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: UT-G1 Draper Property

Activity Title: Draper Condos

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

UT-G1

Projected Start Date:

03/01/2009

Activity Status:

Under Way

Project Title:

Acquisition & Rehabilitate

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Utah Center for Affordable Housing

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$2,959,582.69
Total CDBG Program Funds Budgeted	N/A	\$2,959,582.69
Program Funds Drawdown	\$0.00	\$2,959,582.69
Obligated CDBG DR Funds	\$154,582.69	\$2,959,582.69
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: UT-G1- Single Family Residences

Activity Title: Single Family Residences

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

UT-G1

Projected Start Date:

03/01/2009

Activity Status:

Under Way

Project Title:

Acquisition & Rehabilitate

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Utah Center for Affordable Housing

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,722,309.89
Total CDBG Program Funds Budgeted	N/A	\$1,722,309.89
Program Funds Drawdown	\$0.00	\$1,364,600.89
Obligated CDBG DR Funds	\$577,578.38	\$1,722,309.89
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: UT-G2 Land Bank Draper

Activity Title: Draper Land Bank

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

G-2

Projected Start Date:

03/01/2009

Activity Status:

Under Way

Project Title:

Land Banks/Trusts

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Utah Center for Affordable Housing

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$2,959,582.68
Total CDBG Program Funds Budgeted	N/A	\$2,959,582.68
Program Funds Drawdown	\$0.00	\$2,959,582.68
Obligated CDBG DR Funds	\$154,582.68	\$2,959,582.68
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: UT-G2Land Bank/Trust - LaVerkin

Activity Title: UT-G2Land Bank/Trust - LaVerkin

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

G-2

Projected Start Date:

12/01/2008

Activity Status:

Under Way

Project Title:

Land Banks/Trusts

Projected End Date:

07/31/2018

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Utah Center for Affordable Housing

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$207,014.66
Total CDBG Program Funds Budgeted	N/A	\$207,014.66
Program Funds Drawdown	\$0.00	\$207,014.66
Obligated CDBG DR Funds	\$0.66	\$207,014.66
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: UT-G2Land Banks/Trusts - 2400 S 3463 W, WVC
Activity Title: UT-G2Land Banks/Trusts - 2400 S 3463, WVC

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

G-2

Projected Start Date:

12/01/2008

Activity Status:

Under Way

Project Title:

Land Banks/Trusts

Projected End Date:

07/31/2018

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Utah Center for Affordable Housing

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$101,587.09
Total CDBG Program Funds Budgeted	N/A	\$101,587.09
Program Funds Drawdown	\$0.00	\$101,587.09
Obligated CDBG DR Funds	\$0.09	\$101,587.09
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: UT-G2Land Banks/Trusts - Midvale

Activity Title: UT-G2Land Banks/Trusts - Midvale

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

G-2

Projected Start Date:

12/01/2008

Activity Status:

Planned

Project Title:

Land Banks/Trusts

Projected End Date:

07/31/2018

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Utah Center for Affordable Housing

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$3,003,370.07
Total CDBG Program Funds Budgeted	N/A	\$3,003,370.07
Program Funds Drawdown	\$0.00	\$3,003,370.07
Obligated CDBG DR Funds	(\$1,599.93)	\$3,003,370.07
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

a. The state will target limited funding the area of greatest need within the parameters of the program. b. Planned Activities: i. Identify potential sites; ii. Negotiate for purchase of property below market value by 15 percent iii. Purchase property in locations that can best serve needs of low income individuals, i.e., close to public transportation corridors, health services, shopping options, food pantries, work opportunities and that contribute to neighborhood stabilization; iv. Hold property until appropriate partners are identified. v. Work with developers to create housing opportunities using land to provide housing opportunities to individuals making below 120 percent of area median income; vi. Priority consideration will be given to land acquisitions that stabilize surrounding neighborhoods and that are sustainable. Housing Related Activities: Tenure of Beneficiaries - Unknown; however, owners/renters will be able to participate in NSP effort as long as income is less than 120 percent of average median income. Duration or Term of Assistance - Land acquired will be redeveloped within the 10-year requirement. Description of Design of Activity - Rent or mortgage will not exceed 30 percent of the family's adjusted gross income. Acquisition Activities: Discount Rate - At least 15 percent depending on negotiations. The lower the AMI target the higher the discount rate requested. Financing Activities: Range of Interest Rates - NA Total Budget: The initial budget is set at \$9,640,000. Acquisitions will be grouped either geographically depending upon communities and neighborhood prioritized for long-term redevelopment. Effort will be made to leverage wherever possible for land purchase and long-term development. Development projects may rely on NSP funds, Olene Walker Housing Loan Fund, LIHTC program, Community Reinvestment Act funds from financial partners, private activity bonds, etc. HCD currently has excellent relationships with partners in governmental, non-profit and private sectors to leverage available funds at a high level. For example, for single-family projects, our housing loan fund leverage \$3.24 for every \$1 they invested in FY2008. Performance Measures: Properties will not be land banked for more than 10 years. The goal is to set up long term land trust properties to provide affordable housing indefinitely. Outcome will be measured by number of low-income housing projects created.

Location Description:

The majority of need exists in Salt Lake metro area, Provo, Ogden, Layton-Clearfield area, St. George and surrounding communities. These individual jurisdictions have indicated certain redevelopment and stabilization areas as possible vacant land or demolished property sites.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: UT-G2Land Banks/Trusts - Saratoga Springs

Activity Title: UT-G2Land Banks/Trusts - Saratoga Springs

Activity Category:

Land Banking - Disposition (NSP Only)

Project Number:

G-2

Projected Start Date:

12/01/2008

Activity Status:

Under Way

Project Title:

Land Banks/Trusts

Projected End Date:

07/31/2018

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Utah Center for Affordable Housing

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$159,057.27
Total CDBG Program Funds Budgeted	N/A	\$159,057.27
Program Funds Drawdown	\$0.00	\$159,057.27
Obligated CDBG DR Funds	\$0.27	\$159,057.27
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: UT-G2Land Banks/Trusts - Winegar Estates

Activity Title: UT-G2Land Banks/Trust - Winegar Estates

Activity Category:

Land Banking - Acquisition (NSP Only)

Project Number:

G-2

Projected Start Date:

12/01/2008

Activity Status:

Under Way

Project Title:

Land Banks/Trusts

Projected End Date:

07/31/2018

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Utah Center for Affordable Housing

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$2,800.00
Total CDBG Program Funds Budgeted	N/A	\$2,800.00
Program Funds Drawdown	\$0.00	\$2,800.00
Obligated CDBG DR Funds	(\$914,000.00)	\$2,800.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: UT-G3Redevelopment

Activity Title: UT-G3Redevelopment

Activity Category:

Rehabilitation/reconstruction of other non-residential structures

Activity Status:

Planned

Project Number:

G-3

Project Title:

Redevelopment

Projected Start Date:

12/01/2008

Projected End Date:

07/31/2013

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Utah Center for Affordable Housing

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$1,167,598.09
Total CDBG Program Funds Budgeted	N/A	\$1,167,598.09
Program Funds Drawdown	\$0.00	\$1,002,227.26
Obligated CDBG DR Funds	\$322,339.70	\$1,167,598.09
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

a. Need exists in Salt Lake metro area, Provo, Ogden, Layton-Clearfield area and St. George area. b. Activities: i. Identify potential sites using Utah Bankers Association, Multiple Listing Service, local governments and housing authorities; ii. Negotiate for purchase of property below market value at least 5 percent with an average of 15 percent; iii. Purchase property in locations that can best serve needs of low income individuals, i.e., close to public transportation corridors, health services, shopping options, food pantries, work opportunities and that contribute to neighborhood stabilization; iv. Redevelop with multi-family housing units including permanent supportive housing units; v. Rent to tenants below the 120 percent average median income; vi. Priority consideration given to land acquisitions and redevelopments that stabilize surrounding neighborhoods and that are sustainable. Housing Related Activities: Tenure or Beneficiaries - Unknown; however, owners or renters will be able to participate in NSP effort as long as income is less than 120 percent of average median income. Duration or Term of Assistance - Loan terms will depend on individual project economics. Description of Design - Rent or mortgage will not exceed 30 percent of the family's adjusted gross income. Financing Activities: Range of Interest Rates - Up to 3 percent depending on targeted AMI of project. Total Budget - Project will be grouped either geographically or by lender, depending on negotiations. Efforts will be made to leverage wherever possible with various public and private organizations including housing authorities, Utah Housing Corporation, cities and counties, developers, financial institutions, etc. Performance Measures - With leveraging, the goal is to make available at least 250 multi-family units.

Location Description:

The majority of need is in Salt Lake City metro area, Provo, Ogden, Layton-Clearfield area, and St. George area. These individual jurisdictions have indicated certain redevelopment and stabilization areas as possible sites.

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: UT-G5 UCAH Amin

Activity Title: UCAH ADmin

Activity Category:

Administration

Project Number:

G-5

Projected Start Date:

09/24/2009

Activity Status:

Under Way

Project Title:

UCAH Admin

Projected End Date:

09/15/2010

Completed Activity Actual End Date:

National Objective:

N/A

Responsible Organization:

Utah Center for Affordable Housing

Overall

Jul 1 thru Sep 30, 2010

To Date

Total Projected Budget from All Sources	N/A	\$104,121.46
Total CDBG Program Funds Budgeted	N/A	\$104,121.46
Program Funds Drawdown	\$0.00	\$104,121.26
Obligated CDBG DR Funds	(\$293,483.52)	\$104,121.46
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Administration

Location Description:

1 S Main Street, #1450, Salt Lake City, UT 84010

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
